

Update on including Northgate Goals and Policies in the City's Comprehensive Plan September 15, 2004

Background

This summer, the Northgate Stakeholders Group endorsed a set of 8 goals and 17 policies from the Northgate Area Comprehensive Plan (NACP). The intent is to add these goals and policies to the Seattle Comprehensive Plan, so that Northgate is treated in the same way as the City's 36 other adopted neighborhood plans.

Mayor's Proposal

On August 3, 2004, the Mayor sent a package of proposed Comprehensive Plan changes to the City Council. The package included all but one of the Northgate policies endorsed by the Stakeholders Group. The exception is Policy 8, which addresses single-family rezones. Policy 8 was not included because the Mayor's proposal had to be sent to the printer before the Stakeholders Group held its final discussion on this issue.

City Council Review of Mayor's Proposal

On September 8, 2004, the Urban Development and Planning (UDP) Committee of the City Council took a preliminary vote on the Northgate Policy 8. They considered the following three options:

Option 1: Adopt the proposed policy endorsed by 10 to 4 vote of the Northgate Stakeholders Group. This policy continues the effect of the current Northgate plan. It would preclude reconsideration of Howland Home's rezone request, and as well as any other proposed upzone from single family:

Maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning.

Option 2: Adopt the policy proposed in Option 1, together with an exception proposed by Howland Homes, which is specific to their property and would allow consideration of a rezone from single family on their site:

Maintain the character and integrity of the existing single-family zoned areas by maintaining current single-family zoning, except that rezones of land on the north side of North 113th St. between Meridian and Corliss Avenues from a single-family designation to a Lowrise 1 (L-1) designation may be considered.

Option 3: Adopt language already in the Comprehensive Plan for the Fremont neighborhood (Policy F-P13) and Morgan Junction neighborhood (Policy MJ-P13). This language would strongly support preservation of single family zoned areas, but would also allow the Council to weigh and balance the other factors set out in the Land Use Code in making a determination of whether a site met single-family locational criteria.

Maintain the character and integrity of the existing single-family zoned areas by maintaining current single family zoning on properties meeting the locational criteria for single-family zones.

The Committee approved option 3, which retains strong support for maintaining single-family zoning while providing some flexibility for the Council to consider proposed rezones from single-family. The other Northgate goals and policies are expected to be approved as part of the overall package without further Council discussion.

The UDP Committee will continue to take preliminary votes on proposed changes to the Comprehensive Plan at their meeting on September 22, 2004. There will be opportunity for further written public comment on the proposed amendments and the Committee's preliminary decisions during October and November. The UDP Committee will have a final meeting on the Comprehensive Plan on December 8, and the full Council is scheduled to vote on the package of amendments on December 13.

How to comment

Written comments on the Comprehensive Plan amendments may be sent to:

Councilmember Peter Steinbrueck
Legislative Department
C/O Bob Morgan, Council Central Staff
600 Fourth Avenue, Floor 2
PO Box 34025
Seattle, WA 98124-4025

Comments may also be sent via e-mail to bob.morgan@seattle.gov